

DRAFT FITCHBURG PLANNING BOARD MEETING MINUTES
TUESDAY, JUNE 26, 2012

MEMBERS PRESENT: Paula Caron, Chair
John DiPasquale
Mike DiPietro
Paul Fontaine, Jr.
Mike Hurley
Kristin Sweeney Moore
Andrew Van Hazinga

MEMBERS ABSENT: Jeff Anderson (Assoc. Member)

PLANNING OFFICE: Mike O'Hara

Call to Order

Meeting called to order at 6:05 p.m. in the Veteran's Room, First Floor, City Hall.

Meeting Minutes

Motion made & seconded to approve minutes of the May 8, 2012 Planning Board meeting with several corrections. Vote unanimous to approve.

ANR plans

Omnova/MART, 83 Authority Drive

2.6 acre parcel being split off from Omnova property & conveyed to MART / MBTA for the new Wachusett commuter rail station & parking lot.

Charron Realty Trust (Cleghorn Oil) / MART), 409 Princeton Rd.

A 27,273 sq. ft. parcel being split from Cleghorn Oil parcel & conveyed to Pan-Am RR for a rail spur for the new Wachusett Station.

Minor Site Plan Review

Lisciotti, South St. & Merriam Ave – modifications

Latest revision of plan, based on Leominster Planning Boards comments was dated 5-18-12 (after the Fitchburg Planning Board's approval). Changes included:

- Adding stop line at end of drive-up lane, before entering the rest of parking.
- Widening Merriam Ave. access & increase radius of "Right Turn Only" exit lane.
- Losing one parking space to accommodate this revised exit.
- Providing more snow storage areas, more clearly marked.
- Internal directional signs for "Rt. 2 East" "Rt. 2 West", etc.

Motion made & seconded to approve minor modifications to site plan, subject to installing "NO U-Turn" sign on the westbound South Street median, to prevent cars from entering site from South Street westbound. Vote majority to approve.

E. L. Harvey, 50 Arbor Way (Recycle America) - adding municipal solid waste

Atty. Brian Levey & Ben Harvey presented plan. They are acquiring the Recycle America facility on Arbor Way and expanding scope of operation to take in municipal solid waste, as well as asphalt shingles & construction & demolition (C&D) materials. They are not adding to the building footprint or amount of impervious area

Ben: They will use the building as a batching facility to transport to their main facility in Westboro. There are 17 parking spaces on the 2003 site plan. Nine are being added thru additional striping. There are 8 employees now, they may be adding some. Drivers will park there overnight. They will be keeping same hours as Recycle America.
Hours M-F 6:00 a.m. - 5:00 p.m. Saturday: 7:00 a.m. - noon.

Board suggested marking directional signs on pavement for traffic flow.
Motion made & seconded to approve Minor Site Plan, subject to applicant's marking vehicular traffic patterns on site.
Vote unanimous to approve.

A.L. Prime, Rt. 2 - adding parking spaces

Board decided to defer to next meeting since no one in attendance.

PUBLIC HEARINGS

Special Permit - Christmas Oaks Development & Management, LLC, parking relief, 80 South St. (cont'd)
Item deferred to next month. ZBA had rec'd Planning Board's request to reconsidered their decision & go back to the site plan with 20 parking spaces. ZBA informed by Asst. City Solicitor that the request to reconsider must be initiated by the applicant. Bob Christmas was contacted; he will submit request for reconsideration to ZBA. They will need notice & a new public hearing.

Special Permit - Keiselbach, 141-143 Westminster St., re-establish 4-family dwelling

David Keiselbach presented plan to rehab existing 4-family that had been vacant for over two years. His site plan showed 8 parking spaces to the rear of building. The parcel shares a driveway with the Log Cabin next door (on the left). Parking area is gravel & ground-up pavement.
The property had been assessed at a 3-family until 2002, and thereafter as a 4-family.

Dept. comments: Fire Prevention is requiring installation of residential sprinklers. Applicant is OK with that. He owns several other rental properties in Fitchburg.

Motion made (Mr. Fontaine) & seconded (Mr. DiPasquale) to approve Special Permit, subject to conditions:

- Fix front porch & siding
- Delineate spaces as "Tenant Parking Only"
- Trash barrels to be stored at rear of site when not trash day. If additional trash totes are needed, obtain additional totes. If applicant switches to a dumpster, come back to the Board to review & approve dumpster location.
- Review Special Permit in one year.
- Comply with comment letters from departments

Vote 7-0 to approve.

Extension of time to complete - Special Permit #2006-18, Parks-Cramer redevelopment, 68 Airport Rd. & 25 Newport St. (cont'd from 5/8/12)

Deferred to later meeting. Still need to get C. Solicitor's opinion concerning division of responsibilities for complying w/ special permit conditions

OTHER BUSINESS

245 River St. – modification – expansion of non-residential space

Atty. Watts & Tony Marcotte of MDP Development present. Atty. Watts seeking some clarification on the Planning Board's approvals. He had a list of items concerning the conditions of the Board's 40R plan approval. He will prepare a letter for Mike's review & filling in the dates, etc.

Tony wanted an increase in the amount of non-residential space permitted. Board had no objection.

City Council petitions

1. Coco Key sign

Skip Drinkard, General Manager & Nancy Maynard of Coco Key present

Coco Key Water Park would like to install larger freestanding sign at island at their driveway for better visibility. Location is within the Princeton Rd. right-of-way.

Motion made & seconded to recommend in favor of the petition. Majority in favor.

(Mr. Hurley recused himself from voting on the following item since he is also on the Historical Commission, but he objects to his name being on the petition since he wasn't present at the last several Commission meetings when the item was discussed.)

2. Demolition Delay Ordinance

Board considered petition submitted by Historical Commission which would impose a waiting period of 12 months for demolition permits for buildings 50+ years old (with certain exceptions in cases of public safety), and unless the Commission hold a hearing and finds that the building is not "preferably preserved".

Board discussion

Members raised issues with time limits in proposed ordinance, will Historic Commission be able to meet in that timely a manner?

Several members do not support petition, see no benefit, thinks it is too broad

Motion made & seconded to recommend against petition because:

Board concerned with potential inability of Historical Commission to meet timelines, ordinance will add time & expense to demolition process. The Board suggests that the Historical Commission consult with Building Dept and consider properties that are being considered for demolition earlier in the process. Majority voted in favor of motion.

Re-appointment of Planning Board members

Nate LaRose, Asst. to Mayor in to discuss re-appointments to Board. Most of members' appointments have expired. Re-appointments should be for staggered terms (1, 2, 3 & 4 years), as specified in City Code. He intends to resubmit names, with first to express interest in re-appointment getting longer terms. He wanted to give Board members a head-up.

OTHER BUSINESS

Communications

222 South St., James Manor Rest Home

ZBA had agreed to the "repetitive petition" and granted a Special Permit allowing the proposed expansion.

Update - Walgreens site plan

Board informed that Walgreen's general contractor is installing temporary entrance for Walgreens, closer to Lunenburg St., separate from the construction entrance. Engineering has approved temporary entrance until end of year.

Assist. City Solicitor Mark Goldstein will now be the initial point of contact for legal matters involving the Planning Board, ConCom & ZBA, among others.

Brian Carlson's Ether St. subdivision – He will ask for more lot releases & a bond reduction next month

McDonalds, Whalon St. – Mr. DiPasquale reports that the outside seating & landscaping and fence have been installed.

Meeting adjourned: 8:45 p.m.

Next meeting: July 19, 2012